

Legislation Text

File #: 15-16784, Version: 1

Upset Bid Process for City-Owned Property on Dixie River Road

Action:

- A. Approve a resolution authorizing the upset bid process for the proposed sale of a portion of City-owned property (parcel identification number 113-291-02) located on Dixie River Road, including a temporary easement for future construction of right of way improvements, and**
- B. Direct the City Clerk to cause a notice of the proposed sale to be published, which shall describe the property, the amount of the offer, and shall state the terms under which the offer may be upset.**

Staff Resource(s):

Phil Reiger, General Services
Greg Crawford, General Services
Angela Charles, Charlotte Water

Explanation

- Crescent River District, LLC ("Crescent"), a private builder, proposes to purchase approximately 37,299 square feet (0.857 acres) of City-owned property on Dixie River Road in Council District 6 for a road widening project. After completion of road construction, Crescent will dedicate the property back to the North Carolina Department of Transportation. As part of this transaction, the City will grant 20,646 square feet (0.474 acres) of Temporary Construction Easement to Crescent to complete the road widening improvements.
- The property to be sold is zoned R-5 Single-Family Residential. The Dixie-Berryhill Strategic Plan (adopted in 2003) recommends park/open space for this site. The adjacent parcels were rezoned by petition 2016-056 to Mixed-Use Development District as part of the River District rezoning.
- City Council has the authority to sell property through upset bid based on NC General Statute Section 160A-269 and its Charter, Section 8.22.
- On May 18, 2021, the Charlotte-Mecklenburg Planning Commission reviewed and approved the request.
- The portion of property for purchase was appraised by Crescent on January 8, 2021 for \$22,125.
- An offer to purchase in the amount of \$22,125, along with the required five percent deposit from Crescent River District, LLC, has been made.
- This action is consistent with City Council's adopted City-Owned Real Estate and Facilities Policy and Guidelines for Evaluation and Disposition of City-Owned Land for Affordable Housing.

Fiscal Note

Funding: Proceeds from the sale will be deposited in Charlotte Water's Operating Budget

Attachment(s)

Map
Resolution